

Before the Board of Zoning Adjustment, D. C.

Application No. 12329 of Marvin B. Hopkins, pursuant to Sub-section 8207.2 of the Zoning Regulations, a special exception under Sub-section 3104.44. Applicant seeks permission to establish a parking lot in the R-4 District at 225 F Street, N. E., (rear) Lot 110, Square 754.

HEARING DATE: February 26, 1977

DECISION DATE: March 8, 1977

FINDINGS OF FACT:

1. The property is located in an R-4 Zone District.
2. The prior use of the property was as storage garages.
3. Because of delapidation in the garage structures the applicant destroyed the structures, leaving the ground surface in such bad condition that the applicant had the surface repaved.
4. The Department of Transportation by report dated March 10, 1977, recommended a four-year approval of this application.
5. This property is surrounded by alleys on three sides, and a rear yard on one side.
6. The Board recognizes that limited use may be made of alley property (i.e. parking lots, warehouses) both of which require approval of this Board.
7. The applicant, at the time of surfacing the lot, also had it marked off for the parking of vehicles, and this lot will accommodate eleven vehicles.
8. There was opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the establishment of this property as a parking facility will not create any dangerous or otherwise objectionable traffic conditions. The Board further is of the opinion that the present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity. It is therefore ORDERED that this application is hereby GRANTED for a period of ONE (1) YEAR subject to the following CONDITIONS:

- a. Permit shall issue for a period of ONE (1) YEAR but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- d. All parts of the lot shall be kept free of refuse or debris.
- e. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the Zoning District in which the parking lot is located.
- f. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Permit shall not be issued until all conditions of this Order are met and complied with, and further, the Board reserves the right to direct revocation of the permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE:

3-1 (William F. McIntosh, Richard L. Stanton and Leonard L. McCants, Esq. to grant; Lilla Burt Cummings, Esq. to deny)

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



BERNARD J. McMAHON

Assistant Secretary

FINAL DATE OF ORDER:

5-11-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.